

Land Development Regulations  
Chapter 3-9. Zoning  
Article II. Districts Regulations

Sec. 3-9-43. IG

**Sec. 3-9-43. Industrial General (IG)**

(a) *Intent.* The purpose and intent of this district is to allow various light industrial and higher-intensity commercial uses. All industrial processes shall take place within completely enclosed buildings unless approved by a Special Exception. Storage of materials and finished products may be permitted within an enclosed yard with appropriate screens and buffering.

(b) *Permitted Uses (P) and Structures:*

- (1) All other manufacturing uses not listed below.
- (2) Biofuel production, less than 5,000 gal per day.
- (3) Biofuel production, 5,000 to 15,000 gal per day.
- (4) Boat, travel trailer, and motor vehicle sales, including recreational vehicles and campers.
- (5) Boat, travel trailer and motor vehicle repair, services, and storage, including recreational vehicles and campers.
- (6) Commercial laundry.
- (7) Commercial vehicle rental.
- (8) Dairy, grain, fruit, field crop, and vegetable processing.
- (9) Distribution center, wholesaling, warehousing.
- (10) Dry cleaner.
- (11) Emergency services.
- (12) Essential services. (see Sec. 3-9-72. Essential Services)
- (13) Farm equipment sales and service.
- (14) Gas station.
- (15) Government uses and facilities.
- (16) Heavy machinery, equipment rental, sales, service.
- (17) Heliport, helistop.
- (18) Industrial marina.
- (19) Light manufacturing and assembly in a completely enclosed building.
- (20) Lumberyard.
- (21) Mass transit station.
- (22) Motor vehicle wash.
- (23) Non-retail food production.
- (24) Paid or public parking lot, garage, structure.
- (25) Printing, lithographing, publishing, and similar establishments.
- (26) Research, testing facility.
- (27) Sales and storage of mobile homes.
- (28) Sawmill, machine shop.
- (29) Sexually oriented business. (see Sec. 3-9-85. Sexually Oriented Businesses)

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- 1 (30) Telecommunications facility, 50 feet or less in height. (see Sec. 3-9-69. Communication  
2 Towers)
- 3 (31) Telecommunications facility, greater than 50 feet in height. (see Sec. 3-9-69. Communication  
4 Towers)
- 5 (32) Truck stop.
- 6 (33) Vocational, trade, or business school.
- 7 (c) *Permitted Accessory Uses and Structures*: Uses, including retail sales, and structures which are  
8 customarily accessory and clearly incidental and subordinate to permitted principal uses and  
9 structures are also permitted in this district; however, no residential facilities shall be permitted in the  
10 district except for watchmen or caretakers whose work requires residence on the premises.
- 11 (d) *Conditional Use (C) and Structures*: (For rules and regulations for any use designated as a  
12 Conditional Use, see Sec.3-9-70. Conditional Uses and Structures)
  - 13 (1) Building trades contractor's office with storage yard on-premises.
  - 14 (2) Laboratories, Class 1, 2, 3.
  - 15 (3) Mini transfer station. (see Sec. 3-9-71. Debris and Waste Facilities)
  - 16 (4) Minor yard trash processing facility. (see Sec. 3-9-71. Debris and Waste Facilities)
  - 17 (5) Outdoor storage yard.
  - 18 (6) Private off-site parking.
  - 19 (7) Recovered materials processing facility. (see Sec. 3-9-71. Debris and Waste Facilities)
  - 20 (8) Residential household hazardous waste collection center. (see Sec. 3-9-71. Debris and Waste  
21 Facilities)
  - 22 (9) Waste tire collection center. (see Sec.3-9-71. Debris and Waste Facilities)
- 23 (e) *Prohibited Uses and Structures*: Any use or structure not specifically or by reasonable implication  
24 permitted herein, or permitted by Special Exception, shall be unlawful in this district, including the  
25 following:
  - 26 (1) Animal slaughterhouses.
  - 27 (2) Any use not conforming to industrial performance standards.
  - 28 (3) Chemical and fertilizer manufacturing.
  - 29 (4) Explosives manufacturing.
  - 30 (5) Hospitals and clinics, except clinics in connection with industrial activity.
  - 31 (6) Paper and pulp manufacturing.
  - 32 (7) Petroleum refining.
  - 33 (8) Place of Worship. (see Sec. 3-7-83. Places of Worship)
  - 34 (9) Residential dwellings, except as permitted under accessory uses.
  - 35 (10) Stockyards and feeding pens.
  - 36 (11) Tanneries with curing or storage of raw hides.
  - 37 (12) Wrecking yards, including automotive vehicle wrecking yards and junkyards.
- 38 (f) *Special Exceptions (S)*: (For procedure see Sec. 3-9-6.2. Special Exceptions)
  - 39 (1) Airport.

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- (2) All conditional uses and structures that cannot meet all conditions set forth in this Code.
- (3) Biofuel production, greater than 15,000 gal per day.
- (4) Composting facility. (see Sec. 3-9-71. Debris and Waste Facilities)
- (5) Flammable liquid storage.
- (6) Light manufacturing and assembly not in a completely enclosed building.
- (7) Materials recovery facility. (see Sec. 3-9-71. Debris and Waste Facilities)
- (8) Transfer station. (see Sec. 3-9-71. Debris and Waste Facilities)
- (9) Such other uses as determined by the Zoning Official or his/her designee to be:
  - a. Appropriate by reasonable implication and intent of the district.
  - b. Similar to another use either explicitly permitted in that district or allowed by special exception.
  - c. Not specifically prohibited in that district.

The Board of Zoning Appeals shall review a favorable determination of the Zoning Official under this provision at the time the special exception application is presented to it. An unfavorable determination of the Zoning Official or his/her designee shall be appealable pursuant to Sec.3-9-6. Board of Zoning Appeals.

(g) *Development Standards:*

Lot (min.)	IG	
		Adjacent to non-industrial uses
Area (sq. ft.)	12,000	12,000
Width (ft.)	100	100
<b>Setbacks (min. ft.)</b>		
Front	10	25
Side (interior)	0	10
Side (street)	10	15
Rear (interior)	10	15
Rear (street)	10	20
Abutting water	20	20
<b>Bulk (max.)</b>		
Lot Coverage of All Buildings	50%	50%
Height (ft.)	60	60
Density (units/acre)	0	0

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- 1 All uses shall conform to the industrial performance standards as set forth in Sec. 3-9-76.
- 2 Landscape buffers and screening shall be required in this district in accordance with the provisions of  
3 Article XXII, Chapter 3-5, of the Code, as the same may be amended.
- 4 If the IG district abuts a residential district, no structure other than screening required pursuant to Article  
5 XXII, Chapter 3-5, of the Code, shall be erected closer to the abutting residentially zoned property than  
6 25 feet or the building height, whichever is greater.
- 7 Where properties lie anywhere on a barrier island or within 1,200 feet of the water of Charlotte Harbor,  
8 the Gulf of Mexico, Lemon Bay, Gasparilla Sound, Placida Harbor, Red Fish Cove, the Myakka River,  
9 the Peace River, or Coral Creek, structures must also be constructed in accordance with Sec. 3-9-89.  
10 Waterfront Property.
- 11 (g) *Signs*. Signs shall be in accordance with Sec. 3-9-86.
- 12 (h) *Off-street parking*. Off-street parking shall be in accordance with section 3-9-80.